



# **Condition Assessment Group – October 2010**

## **Leased Buildings**

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# Areas of Interest

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- Inspections and DM
- Cool Roof reporting
- When is a Lease not a Lease?

# Inspections and Deferred Maintenance

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- Why inspect leases at all?
  - FRPC requires condition index for leased buildings
  - Safeguard building occupants
  - RPAM requires condition inspection of all real property assets at least every five years

# Inspections and Deferred Maintenance

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- Terms of lease
  - If DOE has no maintenance responsibility then DM (repair needs) is \$0 by FRPC definition
  - If DOE has any maintenance responsibility, DM must be determined and reported
- Full building lease – inspect as if owned
- Partial building lease – visual inspection of assigned space.
- Document inspection date and findings



# Leased Buildings

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- Cool Roof Reporting
  - Full building leases – report as if owned
  - Partial building leases – report total roof area as zero and leave other cool roof fields blank
- When is a lease not a lease?
  - GSA leased buildings

# The Horn Process of Prudent Facility Management

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- Recognize requirement/issue
- Develop range of compliance options
- Analysis considering mission and costs
- Application & use in management of facilities